



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0101		Site Description:		
Site Name: Land off		The site is open in character. It has a rather steep gradient and is currently used for arable farming. However the majority of the land is undeveloped.		
Site Address: Breadsall Hilltop Hilltop Derby				
PUA/Non PUA: PUA		Total site area (hectares): 14.74		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		14.74	0	
Access to services: 10.2 minutes to a primary school and 13.2 minutes to a secondary school. Reasonable access to other services in Breadsall and Oakwood. Public transport is accessible adjacent to the site.		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: The site is in the green wedge. Policies E4 (15)-Breadsall Railway Cutting Nature Conservation Area and T15 (11)-Protection of footpaths, cycle way and routes for horse riders.				
Physical constraints (i.e. topography): There is a reasonably steep gradient which runs downhill east to north. There is existing mature vegetation on the site borders. The whole site is covered by a Tree Preservation Order.				
Environmental constraints including flood risk: None known				
Access constraints: Access from Mansfield Road. Nearest road corridor is Sir Frank Whittle Road.				

Ownership constraints:

The owner of the site is not known.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Sensitive treatment of the nature conservation area and the multi user trail.

Economic viability issues:

10% developable area deducted due to site constraints.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	0	0	200

Site suitable? Potentially **Site available?** Yes **Site achievable?** Yes

Deliverable dwellings: 0 **Developable dwellings:** 0

Summary

This is a green wedge site that has rolled over from the 2007 PUA SHLAA. There has been some development sector interest in developing the site for residential uses in the past including for a possible extra care scheme. However no concepts have ever got to application stage because of the significant green wedge constraint. Instead, the site has been promoted through the policy review process.

The nearest neighbourhood facilities are at Oakwood and Breadsall but the site is also close to the Meteor Centre retail park where there is a Lidl store, Morrisons Superstore, petrol station and Autobank facilities.

The Green Wedge location means that it is only potentially suitable for residential development subject to policy review. The site is classed as available as promoters have said that they are representing the landowners who are seeking to develop the site.

Further potential constraints are that the site has a steep slope and far reaching views over the Green Belt. Access onto the main road would also need to be considered in terms of traffic movement and safety.

Capacity of the site could vary because it would be dependent on a range of issues relating to the above issues. A nominal site capacity of 200 dwellings has been included but this would be subject to change. The site is not currently developable or deliverable.